



Offers In The Region Of £475,000

Springfield Road, Castle Bromwich, Birmingham, B36 0DT

***** IMMACULATE ** LARGER STYLE FAMILY HOME ** EXTENDED ** LOFT CONVERSION *****

This traditional style DETACHED family home has been modernised and extended very tastefully throughout. The property has a DRIVEWAY to the front providing off road parking for multiple vehicles with a side access gate into the rear garden area, ENCLOSED entrance porch area, entrance hallway, TWO/THREE RECEPTIONS (one is the garage conversion) EXTENDED kitchen and a DOWNSTAIRS SHOWER ROOM. To the first floor there are the original three double bedrooms, and a family bathroom. To the second floor you will find the MAIN BEDROOM with a shower room EN-SUITE. The property also benefits from a landscaped rear garden which has the benefit of a permanent Gazebo, and summer house. Energy Efficiency Rating:- Awaiting

Front Garden/Driveway

Fence borders to either side of the block paved driveway providing off road parking for multiple vehicles, access gate to one side allowing direct access to the rear garden area, three modern style wall mounted up/down lights. Double glazed door to:-

Entrance Porch

5'10" x 2'1" (1.78m x 0.64m)

Enclosed entrance porch with double glazed windows windows to the side and to the rear, panelling to the ceiling, wall mounted ceiling light. Single glazed windows to the side of the double glazed door allowing access to:-

Entrance Hallway

15' x 6'1" (4.57m x 1.85m)

Stairs rising to the first floor landing with an open space below, radiator, decorative coving finish to the ceiling area. Doors to:-

Reception Room One

16' into bay 11'9" to wall x 11' (4.88m into bay 3.58m to wall x 3.35m)

Double glazed curved bay window to the front with a bay radiator below, further radiator, and a decorative coving finish to the ceiling.

Reception Room Two

17'5" x 11'11" (5.31m x 3.63m)

Double glazed windows either side and at matching height to the double glazed French doors to the rear allowing access to the rear garden. Two radiators, decorative coving finish to the ceiling, and a sleeper over the alcove area for the outer chimney breast.

Reception Room Three/Utility

10'11" x 7'1 (3.33m x 2.16m)

This room was converted from the original garage area and is currently being used as a utility room but has been used as a dining room, play room previously. Double glazed bow window to the front, radiator, wood effect flooring, partly tiled walls, and plumbing for a washing machine.

Breakfast Kitchen

14'2" max 13' min x 13'6" (4.32m max 3.96m min x 4.11m)

Range of grey high gloss effect wall mounted and floor standing base units with soft close and built-in handles. Curved ends creating a sleek look to the kitchen area, glitter effect work surfaces with matching up-stands in place of tiling extending to create a breakfast bar with storage below. Sink and drainer unit inset to the work surface with a mixer tap over, spotlights inset to the ceiling and wood effect flooring. Appliances built in consist of an eye level Zanussi double oven, Zanussi induction hob, stainless steel extractor, Bosch under unit dishwasher, and a 50/50 Zanussi fridge freezer. Radiator, double glazed window to the side, further double glazed window to the rear and a double glazed door also to the rear allowing access to the rear garden area. Internal door to:-

Downstairs Shower Room

7'9" max 4'6" min x 4'6" (2.36m max 1.37m min x 1.37m)

Suite comprised of a shower cubicle with an electric shower inset to the alcove area under the stairs, low

flush WC and a pedestal wash hand basin. Wall mounted boiler, storage cupboard with double access doors, partly tiled walls, shelving to one wall, and wood effect flooring extending through from the kitchen area.

FIRST FLOOR

Landing

Stairs rising to the second floor landing area, and doors to:-

Bedroom Two

16'6" to bay 11'11" to wall x 11' (5.03m to bay 3.63m to wall x 3.35m)

Double glazed curved bay window to the front with a bay radiator below, further radiator, and decorative coving finish to the ceiling area.

Bedroom Three

14'5" into bay 12' to wall x 11'10" (4.39m into bay 3.66m to wall x 3.61m)

Double glazed angled bay window to the rear, radiator and a decorative coving finish to the ceiling.

Bedroom Four (L-Shaped with some limited headroom)

11'9" x 7'2" + 6'6" x 5'4" (3.58m x 2.18m + 1.98m x 1.63m)

Double glazed angled bow window to the front, further double glazed window to the rear, radiator, and a decorative coving finish to the ceiling



Family Bath/Shower Room

11'9" max 5'5" min x 7'11" max 2' min (3.58m max 1.65m min x 2.41m max 0.61m min)

Suite comprised of a panelled bath with a mixer tap shower attachment, shower cubicle with a boiler fed shower inset and sliding door access. Low flush WC, and a wash hand basin inset to the vanity unit providing storage below. Spotlights inset to the ceiling, wood effect flooring, tiling to the walls with decorative mosaic tiling inset in places. Ladder style radiator, further radiator, and a double glazed window to the rear.

SECOND FLOOR

Landing

Spotlights inset to the ceiling area and a double glazed Velux style window to the front. Door to the side into"-

Bedroom One

16'2" max 9' min x 12'10" max 9'1" min (4.93m max 2.74m min x 3.91m max 2.77m min)

Double glazed dormer window to the rear, double glazed Velux window to the front, storage cupboard into the eaves, and spotlights inset to the ceiling area. Door to the side into:-

Shower Room En-Suite

8'11" x 7'2" (2.72m x 2.18m)

Suite comprised of a double shower cubicle with a boiler fed rainfall shower inset and further detachable shower head, low flush WC, and a wash hand basin inset to a vanity unit providing storage below. Storage cupboard over the stairs, extractor fan to the ceiling, shaver point, spotlights inset to the ceiling. Tiling to the walls with a chrome trim, tiling to the floor area and a double glazed dormer window to the rear.

OUTSIDE

Rear Garden

Paved patio area with decorative edging extending to create a pathway to one side of the garden leading to the hard roofed Gazebo area with further paving to the base. Garden laid mainly to lawn with raised gravel covered sleeper flower bed to one side. Summer house, two outside wall mounted lights, three outside electrical sockets, a shut off valve in preparation for a hot tub, and fence perimeters with an access gate to one side providing direct access to the front driveway/garden area.

FURTHER INFORMATION

Council Tax Band E

2022 - Loft conversion

2015 - Replacement Boiler & radiators

2018 - Refitted Kitchen

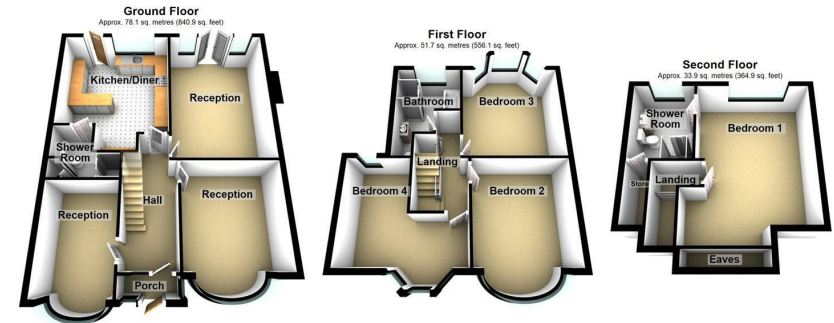
2016 - Refitted Bathroom

2018 -Block paved driveway

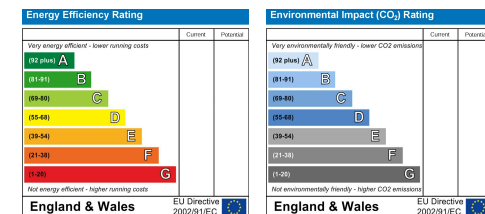
2020 - Landscaped garden

2022 - New Roof

2022 - Electrics



Total area: approx. 163.7 sq. metres (1761.9 sq. feet)
This plan is for illustration only and may not be representative of the property. Plan not to scale.
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PRIME ESTATES

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